



## FULL PLANNING PERMISSION

Applicant Name and Address

Mr Paul Guy  
Annington Property Ltd  
1 James Street  
London  
W1U 1DR

Agent Name and Address

Mr Pravin Patel  
PPML Consulting Ltd  
Kinetic Centre  
Theobald Street  
Elstree  
WD6 4 PJ

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Date of Validation  
7 May 2020

Application Number:  
2020/0484/FUL

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**PROPOSAL:** Demolition of 19 no. garages on land at Coniston Avenue and replacement with 26 surface level parking spaces ; creation of new footpath to connect to Ullswater Avenue; provision of additional residents and visitor parking spaces, footpaths and crossovers along properties on Ullswater Avenue, Windermere Road and Derwent Avenue.

**LOCATION:** Land At Derwent, Ullswater And Windermere Road Edith Weston Rutland

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**GRANT PLANNING PERMISSION** in accordance with the application and plans submitted subject to the following conditions:

- 1 The development shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 19173/S/E01 Rev A, 19173/S/E03 Rev A, 19173/S/E04 Rev A, 19173/S/E10 Rev C and A19-062-301 Rev C.  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No use hereby permitted shall be use commenced until a car parking management plan setting out how the car park will be managed has been prepared, submitted to and approved in writing by the Local Planning Authority. The car parking area shall be managed in perpetuity in accordance with the approved details.  
Reason: To ensure appropriate management of the car parking area in the interests of highway safety.
- 4 The site shall not be occupied until the sustainable urban drainage scheme for the site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. SUDS shall be completed prior to occupation and maintained thereafter.  
Reason: To prevent flood risk and suitably manage surface water run-off.
- 5 The development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired,

has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times and the vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.  
Reason: In the interests of highway safety.

- 6 No use hereby permitted shall be occupied or use commenced until details of the total number of car parking spaces, the number/type/location/means of operation and a programme for the installation and maintenance of Electric Vehicle Charging Points for off-street parking and points of passive provision for the integration of future charging points has been submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. The Electric Vehicle Charging Points as approved shall be installed prior to operational use and retained in that form thereafter for the lifetime of the development.  
Reason: To promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change.
- 7 The development hereby approved shall be carried out strictly in accordance with the Method statement by DBS Demolition Services Ltd.  
Reason: In the interests of local residential amenity.
- 8 The landscaping of the car park and management plan for all landscape areas shall be carried out in accordance with the e-mail from Pravin Patel dated 31st July 2020 and details shown on Drawing Number: A19-062-301 Rev C. All planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority.  
Reason: To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

#### INFORMATIVES:

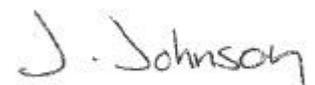
Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

You are advised to obtain a technical approval for all estate street details from the Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge Conditions 5 and 6 of this consent. This will ensure that the further detailed assessment of the scheme ensures functionality and covers S38, S278 and private development.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278. Please contact [highways@rutland.gov.uk](mailto:highways@rutland.gov.uk) for details.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 5 August 2020



Proper Officer of the Council

## PLANNING PERMISSION

### IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
  - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
  - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.
  - Appeals must be made within **six months** from the date of this decision notice.
  - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.